

**LONDON BOROUGH OF ENFIELD**

**PLANNING COMMITTEE**

**Date :** 26<sup>th</sup> October 2010

**Report of**  
Assistant Director, Planning &  
Environmental Protection

**Contact Officers:**  
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**Ward:**  
Southgate Green

**Application Number :** LBE/10/0030

**Category:** Other

**LOCATION:** 10 Danford House, 2, Ladderswood Way, London N11 1RY

**PROPOSAL:** Change of use of residential unit to provide a temporary information centre / meeting space.

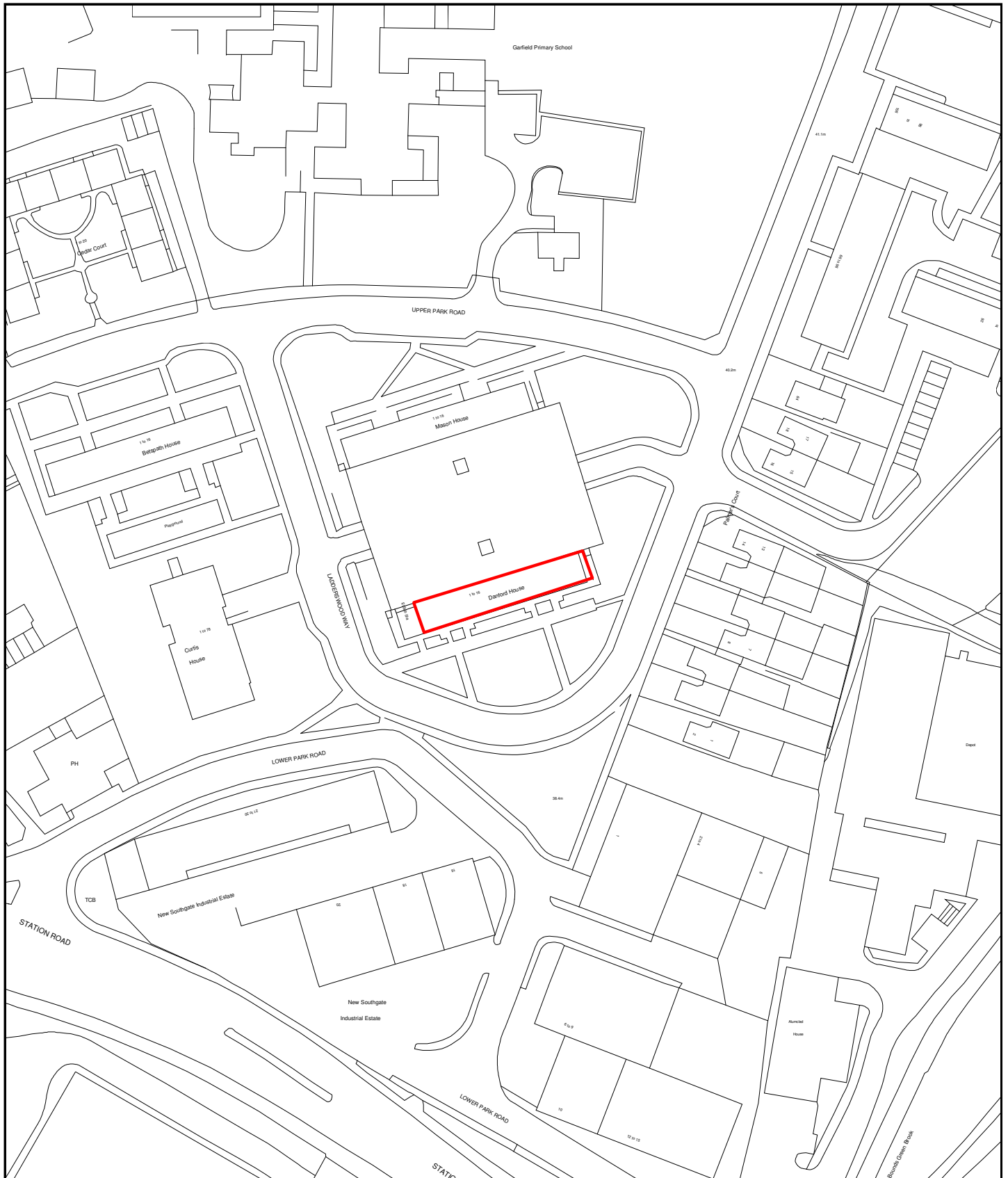
**Applicant Name & Address:**

Neil Vokes  
London Borough of Enfield  
Civic Centre  
Enfield  
EN1 3XA

**Agent Name & Address:**

**RECOMMENDATION:**

That planning permission be deemed to be **GRANTED** subject to conditions in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992.



### Development Control



Scale - 1:1250  
Time of plot: 13:19

Date of plot: 08/10/2010

## **1. Site and Surroundings**

- 1.1 The application property is located on the ground floor Danford House, which is sited off Ladderswood Way. The existing flat has two bedrooms and forms part of a four storey block of 16 flats. The flat faces onto the existing car park serving this and the surrounding blocks.
- 1.2 The surrounding area is predominantly residential in character. To the north, beyond the existing car park, is a further four storey block (Mason House) with Garfield Primary School beyond. To the east, lies Palmers Court, which comprises a number of two storey semi-detached and detached blocks of flats. To the south, is New Southgate Industrial Estate, which comprises a number of single and two storey commercial buildings. To the west, lie Curtis House, Betspath House and Cedar Court. These buildings provide 78, 16 and 20 flats and are thirteen, four and two storeys, respectively.
- 1.3 The site is within walking distance of Arnos Grove Tube Station.
- 1.4 The site falls within the North Circular Area Action Plan and New Southgate Priority Areas.

## **2. Proposal**

- 2.1 The application proposes a temporary change of use until 2013 from the now vacant two bedroom flat to use as an office and meeting space. The facility will be operated on behalf of the Council in connection with the comprehensive redevelopment of the Ladderswood Estate and will permit a range of services to be provided locally including monthly resident meetings (approximately 15 residents and 2 officers), fortnightly drop in sessions, public displays and office space.
- 2.2 The scheme will also involve the insertion of a door and ramp to the car park elevation of the building to allow direct access to the unit.

## **3. Relevant Planning Decisions**

- 3.1 No relevant planning history.

## **4. Consultations**

### **4.1 Statutory / Non-Statutory Consultees**

- 4.1.1 Environmental Health does not object to the proposal.

### **4.2 Public**

- 4.2.1 Consultation letters were sent to 16 neighbouring properties. At the time of writing no responses have been received.

## **5. Relevant Policy Considerations**

### **5.1 Unitary Development Plan**

- (I)GD1 Regard to Surroundings / Integrated into Local Community
- (I)GD2 Quality of Life and Visual Amenity

- (II)GD1 Appropriate location
- (II)GD3 Character / Design
- (II)GD6 Traffic Generation
- (II)GD8 Site Access and Servicing
- (II)H2 Loss of Residential

## 5.2 Local Development Framework: Core Strategy

5.3.1 The Planning and Compulsory Purchase Act 2004 requires the Council to replace the Unitary Development Plan with a Local Development Framework. At the heart of this portfolio of related documents will be the Core Strategy, which will set out the long-term spatial vision and strategic objectives for the Borough.

5.3.2 The Enfield Plan – Core Strategy was submitted to the Secretary of State on 16th March 2010 for a Public Examination of the ‘soundness’ of the plan. The Inspector has confirmed that the Core Strategy is sound but it will not be adopted until the full meeting of Council in November 2010. The following policies from this document are of relevance to the consideration of this application:

- SO1 Enabling and focusing change
- SO4 New homes
- SO8 Transportation and accessibility
- SO10 Built environment
  
- CP2 Housing supply and locations for new homes
- CP24 The road network
- CP25 Pedestrians and cyclists
- CP30 Maintaining and improving the quality of the built and open environment

## 5.3 London Plan

- 2A.1 Sustainability criteria
- 3A.1 Increasing London’s supply of housing
- 3A.2 Borough Housing Targets
- 3A.3 Maximising potential of sites
- 3C.21 Improving Conditions for Walking
- 3C.22 Improving conditions for cycling
- 3C.23 Parking Strategy

## 5.4 Other Material Considerations

- PPS1 Delivering Sustainable Development
- PPS3 Housing
- PPG13 Transport

## 6. **Analysis**

6.1 The main issues for consideration are the principle of the loss of a residential unit, the impact on neighbouring properties, design and highway matters.

### 6.2 Loss of Residential

6.2.1 The proposal would result in the loss of a residential unit. Policy (II)H2 seeks to resist such losses to ensure an adequate supply of housing. However, in this instance, the proposal is for a temporary period and is linked to the wider regeneration of the area. The building in question is one that is earmarked for demolition as part of this wider scheme. In this respect it is likely that tenants will be moved out of the building over period of time and properties will become vacant in any event.

6.2.2 Overall, notwithstanding the loss of a residential unit, the proposal is aimed at achieving planning benefits for the wider area. As a result, the principle is considered acceptable.

### 6.3 Impact on Neighbouring Properties

6.3.1 The proposed development would be used for a number of weekly, fortnightly and monthly meetings for up to a maximum of 20 people. The pattern of this use suggests that the property will be frequently unoccupied. Whilst there may be some increase in activity when meetings are taking place, these will be sufficiently infrequent to ensure that there is not an unacceptable impact on the amenities of nearby residents.

6.3.2 The proposed hours are between 9 am to 8 pm Monday to Friday and 10 am to 6 pm on Saturdays. Having regard to the above pattern and extent of the use of the property, it is not considered these hours would be detrimental to the amenities of nearby residents. The hours will be secured by condition.

6.3.3 on balance, it is considered the proposal will not have an acceptable impact on the amenities of neighbouring properties.

### 6.4 Impact on Character of Surrounding Area

6.4.1 The proposals involve alterations to the elevation facing the car park. This will include replacing one of the existing windows with a door to provide direct access without entering the communal stairway. This will also be served by a ramp. The design is considered acceptable and this element of the proposal has significant security benefits for the existing residents.

6.4.2 It is not considered the limited increase in use of the property, or the nature of that use, would adversely affect the residential character of the area.

6.4.3 Overall, it is considered the proposed development would have an acceptable impact on the character of the surrounding area.

### 6.5 Access, Traffic Generation and Parking

6.5.1 The site will utilise the existing access to the site, which is considered acceptable.

6.5.2 In respect of traffic generation and parking. There will be a limited number of officers visiting the site with the remaining visitors will be local residents. As such, any increase in traffic generation would be sufficiently limited so as not to adversely affect highway safety and visits from local residents are unlikely to result in additional parking demand. In respect of parking for officers, there are existing parking facilities serving the flats, as well as some capacity on

street. Having regard to all of the above factors, the traffic generation and parking arrangements are considered acceptable.

6.5.3 Overall, in respect of highway safety the proposal is considered acceptable.

## 7. Conclusion

7.1 It is considered the benefits of the scheme for the future planning of the area outweigh the concerns in respect of the temporary loss of a residential unit. The proposed external alterations are acceptable and the proposal would not have an unacceptable impact on neighbours amenities or highway safety. In light of the above, it is considered that the proposed development is acceptable.

## 8. Recommendation

8.1 That planning permission be deemed to be **GRANTED** subject to conditions in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992.

1. The site shall only be used as an office / information centre / meeting space and shall not be used for any other purpose without the written permission of the Local Planning Authority.

Reason: To protect the residential amenities of nearby residents and protect the supply of housing land.

2. The site shall only be used between the hours of 9 am and 8 pm Monday to Friday, 10 am to 6 pm on Saturdays and at no time on Sundays.

Reason: To protect the residential amenities of nearby residents.

3. The external finishing materials shall match those used in the construction of the existing building and/or areas of hard surfacing.

Reason: To ensure a satisfactory appearance.

4. This permission is granted for a limited period expiring on 31st December 2013 when the use hereby permitted shall be discontinued and/or the buildings hereby permitted removed and the land reinstated.

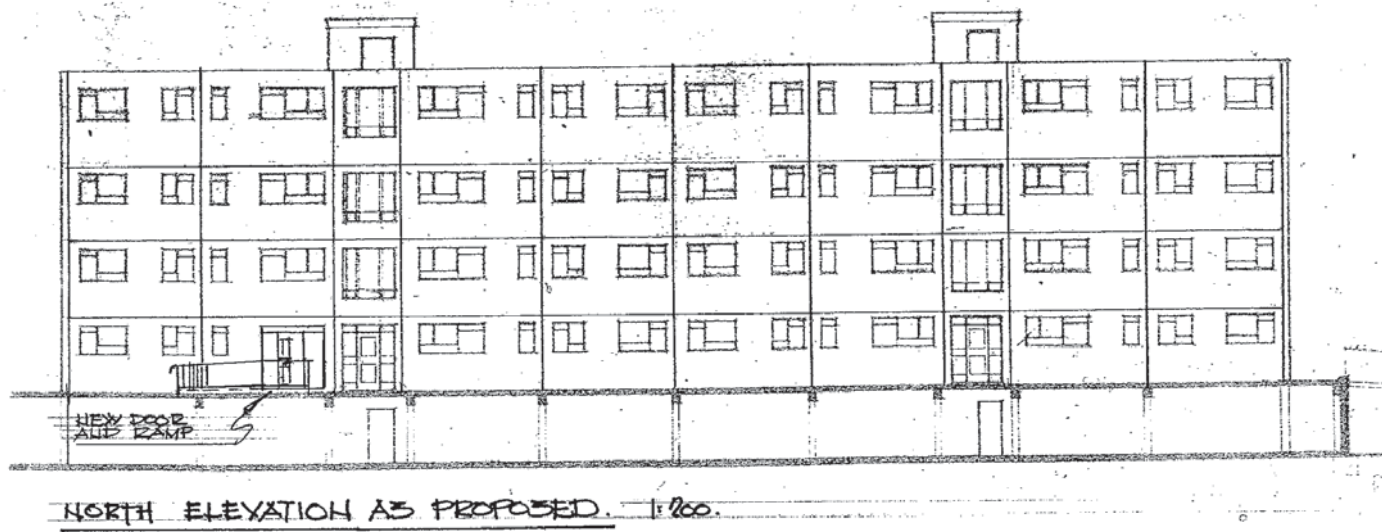
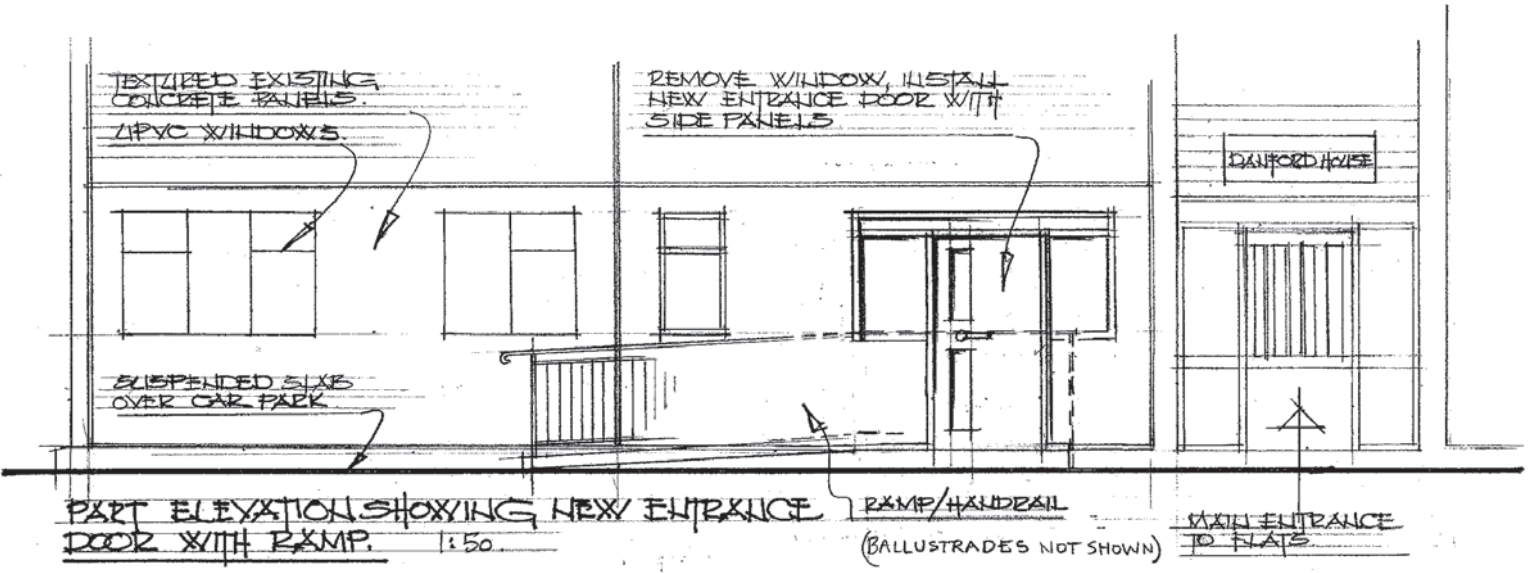
Reason: To protect the supply of housing land.

8.2 The reasons for granting planning permission are as follows

- 1 The proposed development would relate to the future planning of the area and as a result the temporary loss of residential accommodation is acceptable having regard to policies (II)H2 of the Unitary Development Plan and policies 3A.1 and 3A.2 of the London Plan (2008), as well as the objectives of PPS1 and PPS3.
- 2 The proposed development would not have an unacceptable impact on the character and appearance of the area having regard to policies

(I)GD1, (I)GD2, (II)GD1 and (II)GD3 of the Unitary Development Plan as well as the objectives of PPS1 and PPS3.

- 3 The proposed development would not unacceptably impact on the amenities of nearby residents having regard to policies (I)GD1, (I)GD2, (II)GD1 and (II)H8 of the Unitary Development Plan, as well as the objectives of PPS1 and PPS3.
- 4 The proposed development would not give rise to unacceptable on street parking, congestion or highway safety issues, having regard to Policies (II)GD6, (II)GD8 and (II)T13 as of the Unitary Development Plan, Policy 3C.23 of the London Plan (2008), as well as the objectives of PPG13.



Rev Date Notes



Project NEW EXTERNAL OPENING FOR OUTREACH OFFICE 10 Danford House, Ladderswood Estate, New Southgate		
Scale	Date	Drawn
1:50 + 1:200	SEP. 2010	PK
Architect \ S.O.	CAD File No.	
CA	CADFILE	

Drawing Title PROPOSED ELEVATION & DETAIL OF NEW ENTRANCE	
Drawing No. H/002691 /2	Revision